

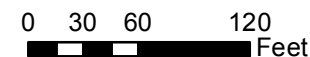


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092-18-CA

612 N BOUNDARY
STREET

OAKWOOD HISTORIC
DISTRICT (HOD-G)



Nature of Project:
Install 6' tall fence in rear

APPLICANT:
SHELBY KESSLER

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

092-18-CA 612 N BOUNDARY STREET

Applicant: SHELBY KESSLER

Received: 6/13/2018

Meeting Date(s):

Submission date + 90 days: 9/11/2018

1) 7/26/2018 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: GENERAL HOD

Nature of Project: Install 6' tall fence in rear; repaint exterior; install gutters and down spouts;
install storm windows; replace asbestos siding with wood siding

Staff Notes:

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<i>Sections</i>	<i>Topic</i>	<i>Description of Work</i>
1.4	Fences and Walls	Install 6' fence
2.4	Paint and Paint Color	Repaint Exterior
2.5	Roofs	Install gutters and downspouts
2.6	Exterior Walls	Replace asbestos siding with wood siding
2.7	Windows and Doors	Install storm windows

STAFF REPORT

Based on the information contained in the application and staff's evaluation:

- A. The installation of a 6' tall fence, installation of gutters and down spouts; installation of storm windows; and replacement of asbestos siding with wood siding are not incongruous in concept according to *Guidelines* sections 1.4.8, 2.4.3, 2.5.8, 2.6.2, 2.6.6, 2.6.10 and the following suggested facts:

- 1* The "Inventory of Structures in The Oakwood National Register Historic Districts"

Raleigh, North Carolina By Matthew Brown, Historian, Society for the Preservation of Historic Oakwood describes the house thusly: "=WA6643 612 North Boundary St.

Fallon-Watkins House c.1937 This Craftsman frame bungalow was built for J. J. Fallon

Florists. Fallon's greenhouses were on the land along Watauga St. from N. Boundary St.

to Polk St. This house was built as the residence for the superintendent of the

greenhouses. The last superintendent was Carl Watkins, who lived here from 1957 until

his death in 2005. After the greenhouses were razed in 1986, Carl and his wife Lois

bought the house. Their son sold the house in 2012. The house has a front-gabled saddle roof. There are exposed rafter tails under the horizontal eaves. A fascia board was later added. The front porch has a hipped roof supported by four battered square-section posts on brick piers, with a square-section balustrade. The front door has three vertical windowpanes. Most windows have three vertical panes over a single pane. There is an exposed chimney on the left side, between two small windows. The house was sided in asbestos shingles in c.1955. After 1950 a garage was added to the back of the house.”

- 2* The *Design Guidelines for Raleigh Historic Districts* states on page 14 that “Fences and walls were common site features in Raleigh’s early neighborhoods...” and “Utilitarian fences and walls served to secure boundaries...and to provide visual privacy. They were generally used in rear yard locations and were not usually visible from the street. Traditionally, utilitarian fences were constructed of vertical wooden slats or pickets...”
- 3* The proposed wood fence is located in the rear yard along the property line as is characteristic of the district. The application states that the fence will be constructed in a box design matching the fence on an adjacent property, 616 N Boundary Street.
- 4* The commission typically requires that fences be constructed with structural members facing inward; the shadow-box fence design has the same appearance on each side.
- 5* The fence at 616 N Boundary Street was either installed prior to designation as a district or without a COA.
- 6* The committee has approved numerous 6’-tall wood privacy fences throughout the historic districts.
- 7* Wood is a traditional fencing material.
- 8* No information is included regarding surface finish treatment for the fence, if any.
- 9* Per aerial photographs of the property, it appears a tree may be located on or very near to the rear property line and may result in roots impacted by the proposal; no information is included in the application regarding how tree roots will be treated if they are encountered during the digging of fence post holes.
- 10* A tree protection plan was not provided.
- 11* For administrative efficiency, this application includes several projects that are typically approvable as minor works: installation of gutters and downspouts, repainting existing house, removing the existing asbestos shingles and replacement with 5” horizontal

exposed wood lap siding, and installation of storm windows. It additionally includes several routine maintenance items described as repair and replace that do not require COA approval: repair and replace fascia board, and repair and re-glaze existing sashes.

12* The application did not provide manufacturer's specifications on the proposed gutters and downspouts or the installation locations.

13* The application did not provide manufacturer's specifications for the proposed storm windows.

Staff suggests that the committee approve the application with conditions.

1. That a tree protection plan be implemented and remain in place for the duration of construction.
2. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
 - a. A tree protection plan that addresses applicable critical root zones and provides staging areas for construction materials.
 - b. Manufacturer's specifications for storm windows.
3. That details and specifications for the following be provided to and approved by staff prior to construction/installation:
 - a. Proposed locations and installation for gutters and downspouts
 - b. Manufacturer's specifications for gutters and downspouts

Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
eFax 919-996-1831



- ☐ Minor Work (staff review) – 1 copy
- ☒ Major Work (COA Committee review) – 13 copies
- ☐ Additions Greater than 25% of Building Square Footage
- ☐ New Buildings
- ☐ Demo of Contributing Historic Resource
- ☒ All Other
- ☐ Post Approval Re-review of Conditions of Approval

For Office Use Only

Transaction # 558574

File # 092-18-CA

Fee _____

Amount Paid _____

Received Date 6-13-2018

Received By _____

Property Street Address 412 N. Boundary Street Raleigh 27604

Historic District Oakwood

Historic Property/Landmark name (if applicable) Fallon-Watkins House

Owner's Name Preston Lesley & Shelby Kusler

Lot size _____ (width in feet) _____ (depth in feet)

For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys:

Property Address	Property Address

I understand that all applications that require review by the commission's Certificate of Appropriateness Committee must be submitted by 4:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Type or print the following:

Applicant <u>Preston Lesley & Shelby Kester</u>			
Mailing Address <u>612 N Boundary Street</u>			
City <u>Raleigh</u>	State <u>NC</u>	Zip Code <u>27604</u>	
Date <u>June 27th</u>	Daytime Phone <u>704-798-4730</u> <u>919-222-8229</u>		
Email Address <u>shelbylauren22@aol.com</u> <u>prestonlesley@gmail.com</u>			
Applicant Signature <u>Kester</u> <u>Lesley</u>			

Will you be applying for state or federal rehabilitation tax credits for this project?

☐ Yes

☒ No

Office Use Only

Type of Work _____

Design Guidelines - Please cite the applicable sections of the design guidelines (www.rhdc.org).

Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
	Storm Windows	Install storm windows
	Fence	Install fence on property line.
	Wooden Siding	Replace missing Siding with historically correct Siding and paint exterior.
	Paint for Siding and porch	Follows Paint Schedule

Minor Work Approval (office use only)

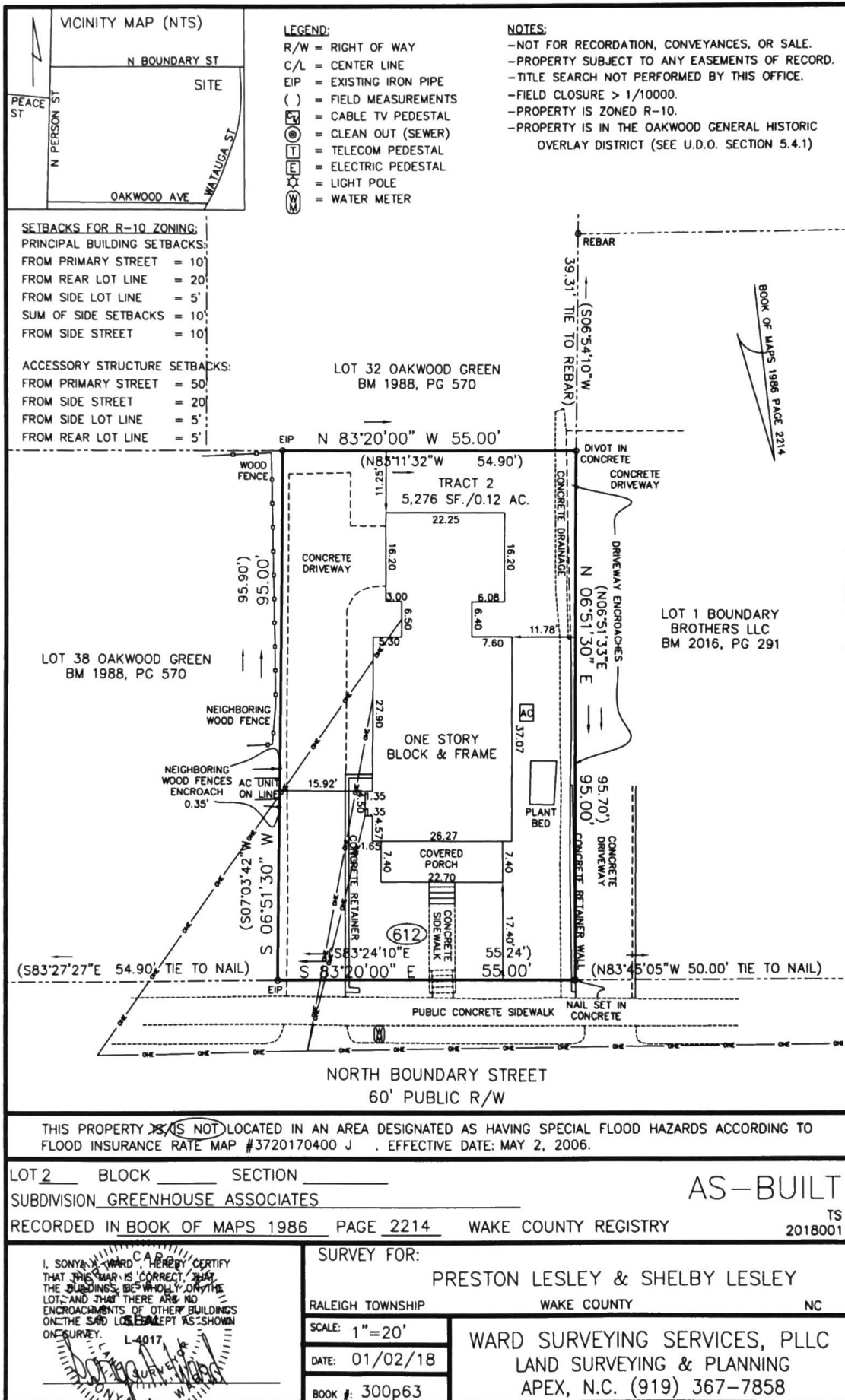
Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until _____. Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor Works are subject to an appeals period of 30 days from the date of approval.

Signature (City of Raleigh) _____ Date _____

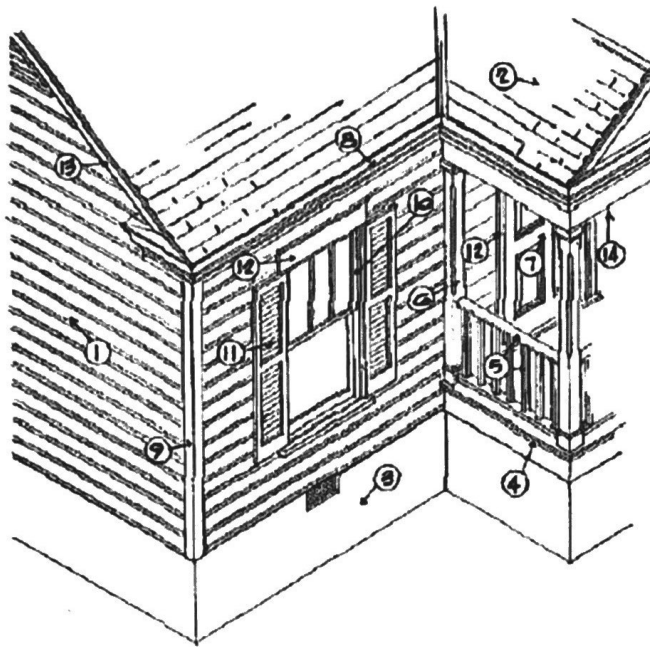
TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
Attach 8-1/2" x 11" or 11" x 17" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete. Minor Work (staff review) – 1 copy Major Work (COA Committee review) – 10 copies					
1. Written description. Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)	<input checked="" type="checkbox"/>				
2. Description of materials (Provide samples, if appropriate)	<input type="checkbox"/>				
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>				
4. Paint Schedule (if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Drawings showing existing and proposed work <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the façade(s) <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input type="checkbox"/> 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys (required for Major Work). Use the <u>Label Creator</u> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. Fee (<u>See Development Fee Schedule</u>)	<input checked="" type="checkbox"/>				

Written Description:

1. Introduce new fence in rear of yard constructed of wood that is characteristic of the historic district. The fence will be approximately 6 feet tall with small gaps as to not completely obscure the view through the proposed fencing.
2. Repair existing wood windows and reglaze existing sashes as necessary.
 - a. Following repair of the existing wood windows we plan to add low profile storm windows in order to increase efficiency and sustainability to the existing home and finished in a color compatible the the sash color.
3. Remove existing asbestos shingles that were added in c. 1955 and replace with historically appropriate horizontal 5" exposed wood lap siding.
4. Repaint existing house – see color schedule.
5. Install new gutters and downspouts that match existing trim color to carry water away from the foundation of the existing house to promote sustainability and prevent further deterioration of existing foundation.
6. Repair and replace damaged fascia board.



Raleigh Historic Development Commission - Certificate of Appropriateness Paint Schedule



Applicant Peston Lesley & Shelby Kesler

Address 612 N. Boundary St., Raleigh, NC 27604

Paint Manufacturer (Please submit color chips with this schedule) VALSPAR, CLARK & KENSINGTON (C&K)

Color Schedule

1	Body of House - VALSPAR- THAMES FOG
2	Roofing -Asphalt Shingles - N/A
3	Foundation - CLARK & Kensington- Charcoal Cashmere
4	Porch Floor <u>Tabby Cat Gray - Valspar</u>
5	Railing - C&K - white opal
6	Columns - C&K - white opal
7	Entrance Door - N/A
8	Cornice - <u>white opal C&K</u>
9	Corner Boards <u>white opal C&K</u>
10	Window Sash <u>white opal C&K</u>
11	Shutter - N/A
12	Door & Window Trim <u>white opal C&K</u>
13	Rake <u>white opal C&K</u>
14	Porch Ceiling - N/A
15	Other













From: Preston Lesley
To: [Kinane, Collette](#); [Tully, Tania](#); [Robb, Melissa](#); "shelbylauren22@aol.com"
Subject: COA
Date: Friday, June 22, 2018 3:45:48 PM

Collette –

Our local home supply store is out of the paint chip samples we submitted in our application – I actually think we were the reason behind this since we took 10 of each sample.

With that being said, the scan provided earlier contains the paint schedule on page five. The two manufactures are: 1) Valspar; and 2) Clark & Kensington (C&K). The corresponding colors are:

Valspar – Thames Fog (VR105B)
C&K – Charcoal Cashmere (N-C14)
Valspar – Tabby Cat Gray (VR095B)
C&K – White Opal (CW-C6)

The samples can be found on the manufacturers website. This should work in lieu of physical chips considering the circumstances. If the home supply store restocks then we will drop some off.

Best,

Preston Lesley

From: Preston Lesley [<mailto:prestonlesley@gmail.com>]
Sent: Friday, June 22, 2018 3:31 PM
To: Preston Lesley
Subject: Fwd: Coa

CAUTION: This e-mail originated outside of the firm. Do not click links or open attachments unless you verify that the attachment and content are safe.

Begin forwarded message:

From: "Kinane, Collette" <Collette.Kinane@raleighnc.gov>
Subject: RE: Coa
Date: June 22, 2018 at 3:24:40 PM EDT
To: "shelbylauren22@aol.com" <shelbylauren22@aol.com>
Cc: "prestonlesley@gmail.com" <prestonlesley@gmail.com>, "Tully, Tania" <Tania.Tully@raleighnc.gov>, "Robb, Melissa" <Melissa.Robb@raleighnc.gov>

Hi, Shelby –

Received! Thank you. If you have digital files of the photographs you had included, please email those whenever you're able. When you're back from vacation (if we haven't located your file), please drop off (or mail) another set of paint chips.

Have a great weekend at the beach!

Collette

Collette R. Kinane
Preservation Planner II

■ **Raleigh Urban Design Center**
One Exchange Plaza, Suite 300 | Raleigh, NC 27601
919-996-2649 | raleighnc.gov

From: shelbylauren22@aol.com [<mailto:shelbylauren22@aol.com>]
Sent: Friday, June 22, 2018 3:15 PM
To: Kinane, Collette <Collette.Kinane@raleighnc.gov>
Cc: prestonlesley@gmail.com
Subject: Fwd: Coa

Sent from my iPhone

Begin forwarded message:

From: shelbylauren22@aol.com
Date: June 22, 2018 at 3:11:12 PM EDT
To: rhdc@rhdc.org
Cc: prestonlesley@gmail.com
Subject: Coa

Colette,

Attached is our COA for 612 N boundary street. I don't have the pictures or paint samples on this PDF. They were attached and staples paint chips and picture printed out.

Thanks,
Shelby Kesler

Sent from my iPhone

Preston Lesley

Attorney | [Law Offices of James Scott Farrin](#)

[280 South Mangum Street, Suite 400, Durham, North Carolina 27701](#)

[\(800\) 220-7321 \(Phone\)](#) | [\(800\) 716-7881 \(Fax\)](#)

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New Bern | Roanoke Rapids | Rocky Mount | Sanford | Wilson | Winston-Salem

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1704919833
LESLEY, PRESTON W KESLER, SHELBY L
612 N BOUNDARY ST
RALEIGH NC 27604-1955

1704918770
HALLAM, GREGORY L TRUSTEE PHILLIPS,
MADONNA C TRUS...
601 LEONIDAS CT
RALEIGH NC 27604-1978

1704918820
BARLOW, ROBERT T ROSS, TIFFANY A
606 N BOUNDARY ST
RALEIGH NC 27604-1955

1704918881
O'BRYANT, MATTHEW D/B/A O'BRYANT
AND ASSOCIATES
522 ELM ST
RALEIGH NC 27604-1993

1704919744
BEAMAN, OLIVER J JR BEAMAN, MELISSA
H
521 N BOUNDARY ST
RALEIGH NC 27604-1952

1704919883
CHAKSUPA, DAN
616 N BOUNDARY ST
RALEIGH NC 27604-1955

1704928032
FEE, FRANK EDWARD III FEE, MARY
ELIZABETH
605 N BOUNDARY ST
RALEIGH NC 27604-1975

1704929022
AYLWARD, JASON
607 N BOUNDARY ST
RALEIGH NC 27604-1954

1704929071
BIGGS, WILLIAM WOOD II
516 W PEACE ST
RALEIGH NC 27603-1102

1714010713
PRUETT, PATRICE LEANNE
609 LEONIDAS CT
RALEIGH NC 27604-1978

1714010780
S & H PROPERTIES LLC
4600 PARK RD STE 300
CHARLOTTE NC 28209-2289

1714010785
MCCULLOCH, LYNN J MCCULLOCH,
STEPHEN H
533 WATAUGA ST
RALEIGH NC 27604-1969

1714010843
NATHANSON, MELVILLE B DITTMER,
KRISTINE L
620 N BOUNDARY ST
RALEIGH NC 27604-1955

1714020021
GENTRY, VINCENT M PARKER, DOUGLAS
N
611 N BOUNDARY ST
RALEIGH NC 27604-1954